

## **Tigard Triangle Urban Renewal Plan**

Proposed Goals and Objectives | September 2016

The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in the Plan are the specific means of meeting the objectives. The goals relate to adopted plans and were developed with input from the CAC and TAC. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Agency. The goals and objectives are not listed in any order of importance or priority.

### **Goal 1 – Encourage meaningful involvement by citizens, interested parties, and affected agencies throughout the life of the urban renewal district to ensure that it reflects the community’s values and priorities.**

Objectives:

1. Invite citizens both within and outside of the boundaries of the Area, interested parties, and affected agencies to participate on urban renewal advisory committees and task forces.
2. Invite public comment at all Development Agency meetings.
3. Hold a public vote as required by the City Charter for the use of tax increment financing as a method of funding projects in the Area.

### **Goal 2 – Provide a safe and effective multimodal transportation network that provides access to, from, and within the Area and supports mixed-use and pedestrian-oriented development.**

Objectives:

1. Develop comfortable, interesting, and attractive streetscapes—especially along designated pedestrian streets—that build upon the Area’s existing assets, improve the pedestrian experience, and support a variety of commercial and social activities, e.g. cafe seating, outdoor displays, etc.
2. Create more connections within the Area by building new streets and trails so that people of all ages and abilities can enjoy healthy and interconnected lives.
3. Create more access points into and out of the Area by building new overpasses and/or undercrossings and modifying existing intersections and/or interchanges so that the Area is more connected to downtown Tigard, Portland Community College, and other neighboring areas and businesses.
4. Provide transportation choices for all modes of travel, as appropriate, and on-street parking and vegetative stormwater facilities, where feasible, when building new streets and extending and/or modifying existing streets, including but not limited to the following:
  - a. Shared bicycle and vehicle travel lanes along low volume streets.
  - b. Separate bicycle and vehicle travel lanes along high volume streets.
  - c. Sidewalks and pedestrian crossings that connect to transit (e.g. bus) stops.

5. Allow transitional street improvements (i.e. temporary or partial improvements) that further the Area's transportation goals and objectives and support small, incremental development when construction of all permanent street elements is not practicable at the time of development.
6. Provide a reliable transportation system that effectively manages vehicle congestion and safely moves people, goods, and services to, from, and through the Area, with special consideration for the following:
  - a. Pedestrian crossings of high volume streets.
  - b. Freight trucks to, from, and through the Area.
  - c. Transit service (e.g. buses) to, from, and through the Area.
7. Build a multi-use trail for pedestrians and bicyclists along Red Rock Creek that provides an off-street east-west connection parallel to Highway 99W and facilitates the transformation of this natural corridor into a greenway. Identify and build other off-street multi-use trails and connections as opportunities arise.
8. Develop and implement a parking management plan for the Area that supports economic development efforts, the desired land use pattern, and a balanced transportation system, including but not limited to public-private partnerships, public parking facilities, and parking enforcement.
9. Periodically evaluate the functioning of the transportation system to refine project scope and inform project prioritization.

**Goal 3 – Provide public utility improvements to support desired development.**

Objectives:

1. Develop a stormwater master plan for the Triangle and a greenway plan for Red Rock Creek. Build regional stormwater facilities where practicable.
2. Extend the public sewer system to areas served by private septic systems.
3. Permanently fix compromised sewer lines in Red Rock Creek.
4. Ensure new water mains are constructed as needed and coordinate replacement of existing water mains.
5. Encourage sustainable utility and energy usage practices.

**Goal 4 – Create a clear identity for the Area as a fun and diverse place to live, work, shop, eat, and play by building upon existing unique and desirable features.**

Objectives:

1. Build public facilities that support the Area's identity as a mixed-use, multi-modal and pedestrian-oriented district, including but not limited to parks, plazas, public restrooms, recreational facilities, and non-vehicular infrastructure, e.g. bike racks, bike lockers, pedestrian shelters, and wayfinding signage.
2. Use parks, trails, stormwater facilities, and existing natural features—such as wetlands, creeks, trees/tree groves, and view corridors—to create focal points that reinforce the Area's identity as a unique and special place.

3. Apply distinctive and consistent sign, art, gateway, and streetscape treatments to visually distinguish the Area from surrounding areas.
4. Relocate or underground existing utilities as practicable to provide a more aesthetically pleasing pedestrian environment.

**Goal 5 – Provide financial and technical assistance to new and existing businesses and housing developments that contribute to the Area’s diversity and vitality and help it transform into a mixed-use and pedestrian-oriented district.**

Objectives:

1. Support new and existing businesses by providing a variety of financial and technical assistance programs that increase the diversity of goods and services available in the Area and/or contribute to the Area’s liveliness and upkeep, including but not limited to façade improvement grants, streetscape improvements, site preparation, permit fee assistance, private utility extensions/upgrades, and business development incentives.
2. Form public-private partnerships and use public investment in infrastructure and public spaces/facilities to spur private development.
3. Support the development of mixed-use buildings that provide a variety of housing types and storefront spaces for a range of community and commercial needs.
4. Assist in the development of affordable and workforce housing.
5. Assemble parcels to enhance development opportunities.
6. Encourage low impact and environmentally sustainable building practices wherever possible.